

NO TRANSFER  
TAX PAID

## WARRANTY DEED

021692

KNOW ALL MEN BY THESE PRESENTS, that EASTERN AVENUE ASSOCIATES, a Massachusetts general partnership ("Grantor"), in consideration of One Dollar and other valuable consideration paid by ELWYN DAVIS, a/k/a Pat Davis of 53 Edgewood Drive, Brewer, Maine 04412 ("Grantee"), the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey to said Grantee, his heirs, its successors and assigns forever, a certain lot or parcel of land known as 84 Eastern Avenue, Waterville, Kennebec County, Maine, more fully described in Exhibit A hereto.

TO HAVE AND TO HOLD the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, his heirs, successors and assigns, to their own use and behoof forever.

AND they do covenant with the said Grantee, his heirs, successors and assigns that they are lawfully seized in fee of the premises, that they are free of encumbrances and that they have good right to sell and convey the same to the Grantee to hold as aforesaid and that they and their heirs, successors and assigns will warrant and defend the same to the said Grantee, his heirs, successors and assigns forever, against the lawful claims and demands of all persons.

WITNESS OUR HANDS AND SEALS, this 30<sup>th</sup> day of August, 1989.

Signed, Sealed and Delivered  
in the Presence of

EASTERN AVENUE ASSOCIATES

Mary Mooney  
Robert Kucenne

By [Signature]  
John D. Pope, Partner

By [Signature]  
Elwyn Davis, Partner

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

August 30, 1989

Then personally appeared the above-named John D. Pope and Elwyn Davis, and acknowledged the foregoing to be their free act and deed and the free act and deed of said partnership, before me.

[Signature]  
Notary Public

My commission expires:

JOHN H. HESTER, JR., Notary Public  
My commission expires September 12, 1991

SEAL

EXHIBIT A

A certain lot or parcel of land with buildings thereon situate in said Waterville and bounded and described as follows, to wit:

Beginning at an iron pin at the intersection of the easterly line of Eastern Avenue and the southerly line of Allen Street; thence easterly along the southerly line of Allen Street a distance of one hundred feet (100') to an iron pin and the Maine Central Railroad Right of Way; thence southerly along said right of way a distance of one hundred and fifty-five and nine tenths feet (155.9') to an iron pin; thence westerly a distance of one hundred feet (100') to an iron pin in the easterly line of Eastern Avenue; thence northerly along the easterly line of Eastern Avenue a distance of one hundred and fifty-five and nine tenths feet (155.9') to the point of beginning.

The above described property constitutes lots 39, 38 and a portion of lot 37 on a Plan of a Survey of land of Norton and Purington, made by Ira E. Getchell dated September 29, 1986 and recorded in the Kennebec Registry of Deeds, Plan Book 1, Page 5.

For source of title reference may be had to deed of Waterville Distributors, Inc. to Waterville Fruit & Produce Co., Inc. dated April 29, 1964 and recorded in Kennebec Registry of Deeds Book 1336, Page 55. The said Waterville Fruit & Produce Co., Inc. changed its name October 2, 1967.

Also another certain lot or parcel of land situate in said Waterville and bounded and described as follows, to wit:

Beginning at the southwest corner of land formerly of W.S. Puriton, thence running southwesterly sixty-six (66) feet by Eastern Avenue; thence northwesterly by land formerly of H. & A.E. Puriton one hundred fifty-eight (158) feet and one (1) inch; thence northeasterly by land formerly of said Puriton's sixty-six (66) feet; thence southeasterly by land of said W.S. Puriton one hundred fifty-seven (157) feet to point begun at; said parcel above described being lot numbered 23 on plan made by Ira E. Getchell for Norton & Puriton, dated September 29, 1986, and filed in the Kennebec Registry of Deeds.

Also a right of way in common with others over a proposed street lying next easterly of lots numbered 24 and 25 on said plan from Allen Street.

For source of title reference may be had to deed of Thomas V. Wooley to Waterville Fruit & Produce Co., Inc. dated February 15, 1986 and recorded in said Registry of Deeds Book 1414, Page 320.

The foregoing two lots are the same premises conveyed to Eastern Avenue Associates by Warranty Deed from Valley Distributors, Inc. recorded in Kennebec Registry of Deeds in Book 3139, Page 193.

RECEIVED KENNEBEC SS.

1989 SEP 20 AM 9:00

ATTEST: *James B. Moore*  
REGISTER OF DEEDS